

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*Autumn Cottage Hogg Lane, Kirk Ella, Yorkshire, HU10 7NU*

- 📍 Charming Cottage
- 📍 No Onward Chain
- 📍 Central Courtyard
- 📍 Council Tax Band = D
- 📍 Two Double Bedrooms
- 📍 Two Reception Rooms
- 📍 Delightful Location
- 📍 Freehold / EPC = C

**£225,000**

## INTRODUCTION

Welcome to this charming terraced cottage located on Hogg Lane in the picturesque village of Kirk Ella, Hull. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms, there's plenty of space for a small family or for those who enjoy having a guest room or a home office.

Parking is made easy as the garage has electric up and over door making those grocery shopping trips a breeze. The courtyard garden is a lovely addition, providing a tranquil outdoor space to enjoy a morning coffee or an evening glass of wine.

Although this cottage requires some modernisation, it presents a fantastic opportunity for those looking to add their personal touch and create their dream home. Imagine the possibilities of transforming this quaint cottage into a stylish and contemporary living space that reflects your unique taste and style.

Don't miss out on the chance to own this characterful property in the heart of Kirk Ella. With its desirable location and potential for renovation, this cottage is just waiting for someone to make it their own. Book a viewing today and start envisioning the endless possibilities that this charming terraced cottage has to offer.

## LOCATION

Hogg Lane is one of the oldest street scenes in the village and runs between School Lane and Godmans Lane, close to the church and a variety of shops/amenities that the village affords. The property is located in the conservation area amongst many homes of distinction and character. Kirk Ella is one of the regions most sought after villages which has a range of amenities with more extensive facilities to be found in the neighbouring villages. The well reputed junior school of St Andrews is on Mill Lane and Kirk Ella lies within the Wolfeaton catchment area with public schooling also available at nearby Hessle Mount, Tranby or Hymers College. Good road connected lead to Hull City Centre to the east and in a westerly direction through the village network to the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With internal access door to the garage.

### SNUG

10'4" x 7'3" approx (3.15m x 2.21m approx)

With patio doors leading out to the central courtyard. Window to side.



### INNER HALL

With storage cupboard.

## CLOAKROOM/W.C.

With low flush W.C and wash hand basin.

## KITCHEN

10'0" x 7'10" approx (3.05m x 2.39m approx)

With fitted base and wall units, laminate worksurfaces, one and a half bowl sink and drainer with mixer tap, oven/grill, four ring gas hob with filter hood above, integrated dishwasher and fridge. Patio doors lead out to the central courtyard.



## LOUNGE/DINER

24'4" x 12'10" approx (7.42m x 3.91m approx)

With feature fire surround housing an electric fire. A spiral staircase leads up to the first floor and patio doors open to the central courtyard. Window to rear.



## LIVING AREA



## FIRST FLOOR

## LANDING

### BEDROOM 1

12'4" x 11'10" approx (3.76m x 3.61m approx)  
With fitted wardrobes and window to rear.



### BEDROOM 2

14'6" x 7'6" approx (4.42m x 2.29m approx)  
With fitted wardrobes and window to front.



## SHOWER ROOM

With suite comprising a shower enclosure wash hand basin and low flush W.C. Large storage cupboard with mirrored sliding doors housing the water cylinder.



## CENTRAL COURTYARD

Accessed from the main rooms on the ground floor and offering much privacy.



## OUTSIDE

There is an integral garage with automated door.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

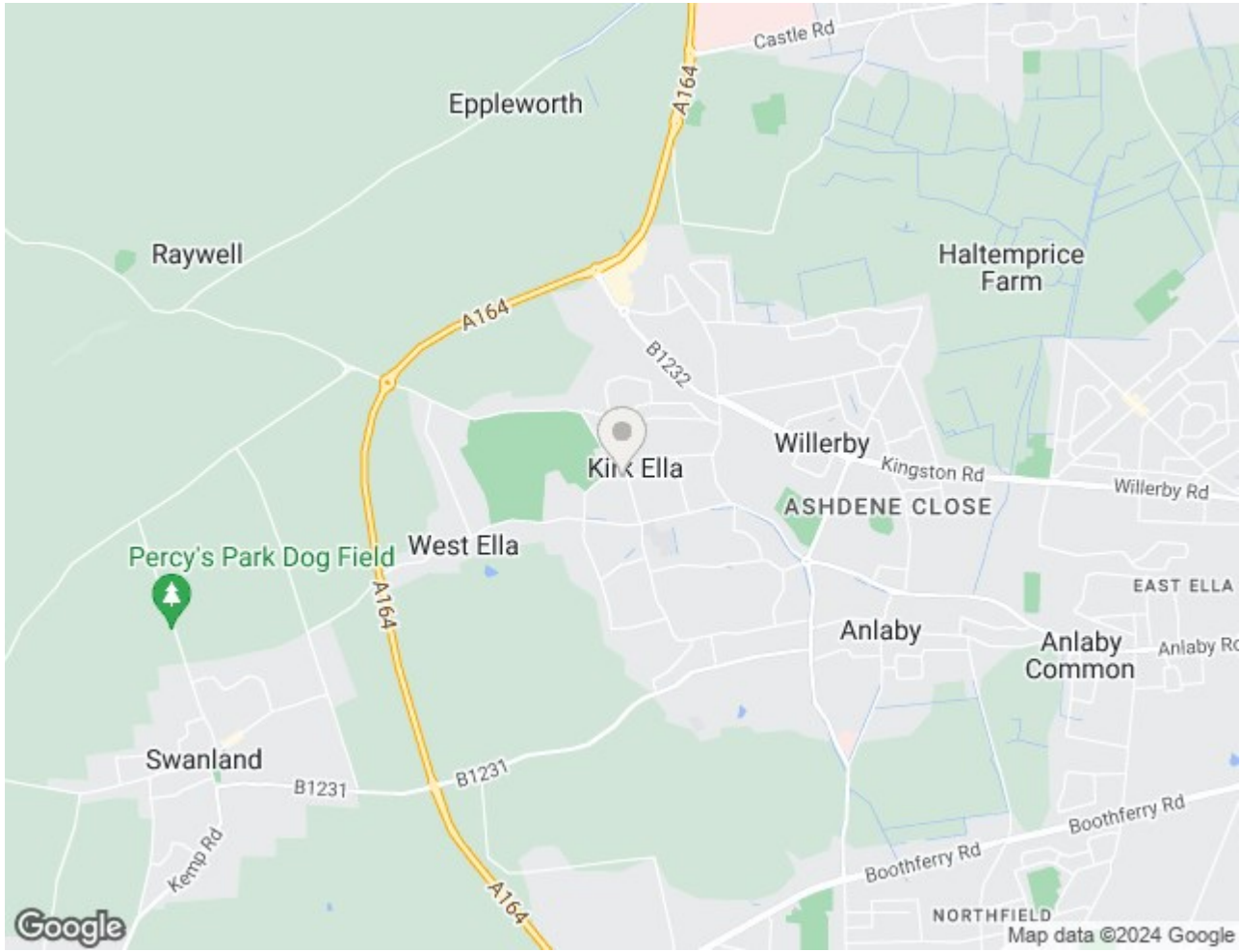
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







Total area: approx. 84.2 sq. metres (906.8 sq. feet)

